



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD AGENDA

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.

Monday, July 20, 2009

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

WILLIAM MAHAN, CHAIR
PAUL ZINK, VICE-CHAIR
BERNIE BERNSTEIN
ERIN CARROLL
GLEN DEISLER
GARY MOSEL
DENISE WOOLERY

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: STELLA LARSON

STAFF: JAIME LIMÓN, Design Review Supervisor
TONY BOUGHMAN, Planning Technician
GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (See SFDB Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of <u>folded plans</u> are required <u>at the time of submittal & each time plans are revised.</u></p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board of Review (SFDB) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the SFDB are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The SFDB may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final SFDB approval.
- Conceptual comments are valid for one year. Preliminary SFDB approval is valid for one year from the date of the approval unless a time extension has been granted. Final SFDB approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/sfdb. **Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** If you have any questions or wish to review the plans, please contact Tony Boughman, at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Friday. We are closed every other Friday; please check our website for closure dates.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the city of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

1. On July 15, 2009 at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.
2. This regular meeting of the Single Family Design Board will be broadcast live and rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18.

GENERAL BUSINESS:

A. Public Comment:

Any member of the public may address the Single Family Design Board for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

- B. Approval of the minutes of the Single Family Design Board meeting of June 8 and July 06, 2009.
- C. Consent Calendar of July 13 and July 20, 2009.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

PRELIMINARY REVIEW**1. 2515 MEDCLIFF RD****E-3/SD-3 Zone**

(3:15) Assessor's Parcel Number: 041-330-036
 Application Number: MST2006-00368
 Owner: Gary Caesar
 Architect: James Lecron

(Proposal for a 1,761 square foot second-story addition, a 138 square foot first-floor addition, a new 421 square foot attached two-car garage, and remodeling for an existing 1,348 square foot one-story single-family residence. The project is located on a 15,469 square foot lot in the Hillside Design District and in the Coastal Zone. Planning Commission approvals are requested for a Coastal Development Permit and a zoning modification to allow encroachment into the interior setback. The total proposed 3,668 square feet is 84% of the maximum guideline floor to lot area ratio.)

(Project requires compliance with Planning Commission Resolution No. 012-09.)

PRELIMINARY REVIEW**2. 1131 DEL SOL AVE****E-3/SD-3 Zone****(3:45)**

Assessor's Parcel Number: 045-063-015
 Application Number: MST2009-00050
 Owner: Robin and Scotti Brooks Family Trust
 Designer: Francisco Cobian, Home Designs

(Proposal for 448 square foot new second-story, 148 square foot first-floor addition, and attached 331 square foot two-car garage, and remodeling for an existing 1,023 square foot single-family residence. The proposed total of 1,943 square feet on the 6,175 square foot lot in the Coastal Zone is 81% of the maximum floor to lot area ratio.)

(Fourth Review.)

REVIEW AFTER FINAL**3. 1105 N ONTARE RD****E-1 Zone****(4:15)**

Assessor's Parcel Number: 055-151-013
 Application Number: MST2003-00329
 Owner: Raymond and Sandra Castellino
 Architect: W David Winitzky

(Proposal for a 39 square foot addition to an existing 3,575 square foot residence with an attached 364 square foot garage on a 21,703 square foot lot in the Hillside Design District. Also proposed are new wood windows and doors in the existing openings. A new 461 square foot upper deck and 1,462 square foot lower deck with stairs and railings is proposed. A window on the north elevation will be removed. A new window is proposed on the south elevation, as well as a new door in place of an existing window.)

(Project was referred from Consent Calendar. Review After Final for as built relocated windows and alterations to exterior stairs.)

SFDB-CONCEPT REVIEW (CONT.)**4. 122 SANTA ROSA PL****E-3/SD-3 Zone****(4:45)**

Assessor's Parcel Number: 045-201-023
 Application Number: MST2008-00407
 Owner: Stewart Family Trust
 Applicant: Erik Eppink
 Architect: Terry Irwin

(Proposal to enclose an existing 180 square foot second-story covered porch. The existing two-story 1,749 square foot residence plus detached 751 square foot garage and accessory building is located on a 6,535 square foot lot. The proposed total of 2,680 square feet is 95% of the maximum floor to lot area ratio.)

(Second review at Full Board. Action may be taken if sufficient information is provided.)

IN-PROGRESS REVIEW**5. 940 COYOTE RD****A-1 Zone**

(5:15) Assessor's Parcel Number: 021-062-006
Application Number: MST2009-00001
Owner: Bonnie Logaan-Zimmer Trust
Architect: Brian Nelson

(Proposal to rebuild a single-family residence and garage destroyed in the Tea Fire. The proposed three-story 6,360 square foot house and attached 971 square foot garage increase the size of the previous residence by a 1,145 square foot partial basement, 34 square feet at the main floor, and 181 square feet at the second floor for a total increase of 1,360 square feet. The project is located on a 1.3 acre lot in the Hillside Design District. This property provides a driveway easement for 950 Coyote Road. The proposed total of 7,331 square feet is 142% of the maximum guideline floor to lot area ratio.)

(In-Progress Review. Action may be taken if sufficient information is provided.)

*****SCHEDULED BREAK FROM 5:45 P.M. UNTIL 6:05 P.M.*****

SFDB-CONCEPT REVIEW (CONT.)**6. 2431 MESA SCHOOL LN****E-3/SD-3 Zone**

(6:05) Assessor's Parcel Number: 041-311-005
Application Number: MST2006-00295
Owner: Bolger Family Trust
Designer: Matthew Guerrero

(This is a revised project. The new proposal consists of the demolition of 380 square feet and keeping 715 square feet of the existing house, and 2,607 square feet of new construction. The existing one-story 1,095 square foot single-family residence will become a two-story 2,840 square foot single-family residence with an attached 482 square foot two-car garage. The project requires a Substantial Conformance determination for revisions to the Coastal Development Permit approved by the Planning Commission. The proposed total of 3,322 square feet on the 10,075 square foot lot is 88% of the maximum floor to lot area ratio.)

(Second Concept Review of revised project. Comments only; project requires a substantial conformance determination with Planning Commission Resolution No. 001-07.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 2430 PINE DR****E-3/PUD Zone****(6:35)**

Assessor's Parcel Number: 049-100-021
Application Number: MST2009-00300
Owner: Bruce Burnworth

(Proposal to construct an additional dwelling unit. Proposed is a two-story 950 square foot single-family residence with attached 700 square foot garage and new driveway and 230 cubic yards of grading. The lot is currently developed with 4,010 square feet of structures consisting of a three-story 2,910 square foot residence with attached 780 square foot three-car garage and a detached 320 square foot accessory building. Staff Hearing Officer approval of a Performance Standard Permit for the accessory dwelling unit is requested. The proposed total of 5,660 square feet on the 56,272 square foot lot is 110% of the maximum guideline floor to lot area ratio.)

(Comments only; project requires environmental assessment and Staff Hearing Officer approval of a performance standard permit. Site Concept Review will precede review of architecture.)

SFDB-CONCEPT REVIEW (CONT.)**8. 2105 ANACAPA ST****E-1 Zone****(7:10)**

Assessor's Parcel Number: 025-242-011
Application Number: MST2008-00311
Owner: Barbara E. Mathews Trust
Architect: Britt Jewett

(Project has been revised and reduced by 364 square feet and is 95% of the maximum FAR. Proposal to demolish an existing 2,274 square foot single-family residence and detached 340 square foot garage and construct a new 3,729 square foot two-story single-family residence including attached 420 square foot two-car garage. The project is located on a 9,448 square foot lot in the Mission Area Special Design District. Staff Hearing Officer approvals of modifications are requested for alterations in the front setbacks and for terraced patios to be located in the open yard area. The proposed total of 3,549 square feet includes a 210 square foot reduction for the garage being partially below grade, and is a few square feet less than 100% of the maximum floor to lot area ratio.)

(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution No. 024-09.)

CONSENT CALENDAR – SEE SEPARATE AGENDA